



# Forest Cottage

KINTESSACK, FORRES, MORAY, IV36 2TG

# The Location

## KINTESSACK, FORRES

Forest Cottage is situated just south of Kintessack, a village in the parish of Dyke and Moy in Moray. Nearby is the historic Royal Burgh of Forres has all facilities of a small town including swimming pool and golf course, in addition, the beautiful Grant Park which has won many awards. The Moray coastline is well known for its many miles of white sandy beaches, sand dunes, and bottle-nosed dolphins resident population. Other nearby attractions include extensive forest walks, historical monuments, castles, and popular visitor centres.

Forres has two distilleries, the Benromach and the Dallas Dhu, and are included in the Scottish Whisky Trail. One hour to the South of Forres, the Cairngorm Mountains offer mountain biking, walking, skiing and snowboarding to suit all abilities.

Forres has its own challenging golf course and nearby are the internationally acclaimed courses of Nairn and Castle Stuart.





# The Location

## FINDHORN

Findhorn, once a busy fishing port is now a conservation village and haven for sporting enthusiasts with a host of activities including kayaking, kite surfing and fishing and is home to the Royal Findhorn Yacht Club with its marina and sailing club. The world famous Findhorn Foundation is located on the edge of the village.

Despite its peaceful air, Findhorn has excellent transport links with ready access to major cities within the UK and Europe provided by bus, rail and air links from Inverness Airport which lies approximately 17 miles west of Findhorn and offers regular flights to the UK and Europe. The Highland capital of Inverness is located approximately twenty five miles west and provides all the amenities that you would expect from a vibrant city. The University city of Aberdeen lies 70 miles to the east.





# The Property

## FORREST COTTAGE

McEwan Fraser Legal is delighted to present this beautifully presented cottage in a unique location near Kintessack village, Culbin Forest, and Forres.

The spacious entrance vestibule with storage, leads to the gorgeous hallway. This elegant and cozy lounge exudes a sense of luxury, boasting large windows on both the front and side that flood the space with abundant natural light. A stunning central fireplace with a wood burning stove takes center stage, complemented by the exquisite solid oak flooring, adding to the opulent ambiance.





*“...A stunning central fireplace with a wood burning stove takes center stage, complemented by the exquisite solid oak flooring...”*

The centerpiece of this exquisite home is the stunning kitchen/dining/family area that exudes style and warmth. The focal point is a beautiful exposed brick inglenook fireplace with a multi-fuel stove, crowned with an inset oak lintel beam, creating a cozy and inviting atmosphere. The kitchen is impeccably finished with bespoke shaker-style units in sage, complemented by custom timber worktops and a breakfast bar. A Belfast sink with a chrome mixer tap, integrated Bosch Silent Plus Dishwasher, American fridge freezer, under-unit mood lighting, ceramic splashback tiling, hand-carved display shelving, and feature lighting.

Integrated into the kitchen is an impressive Rangemaster cooker, pull-out integral bins, and a concealed and illuminated Neff extractor. The kitchen seamlessly flows into a bright family and dining area, featuring the cozy stove and floor-to-ceiling glazing that overlooks the side garden. Patio doors lead to a covered sitooterie, a practical space for alfresco dining, dry wood storage, and BBQs, regardless of the weather.









This luxurious and modern bathroom boasts underfloor heating for ultimate comfort and is adorned with high-quality features. It includes a back-to-wall WC with a concealed dual flush, a custom-made solid wood floating washstand basin with a vanity area and a large, illuminated, mist-free mirror. The spacious walk-in shower enclosure features a mains pressure rainforest shower head with a separate hand attachment and sleek contemporary tiling, complete with a recessed alcove for convenient bottle storage.

Adding to the opulence is a free-standing double-ended oval bathtub with a free-standing floor mixer tap, allowing you to enjoy natural light from the front window as you indulge in a relaxing bubble bath. A matt black ladder towel warmer, tiled flooring, recessed down lighting, and premium full-height wall tiling complete the exquisite design of this bathroom.



On the ground floor there is double bedroom with a window overlooking the picturesque garden grounds and the lush forest beyond. This room is flooded with natural light, creating a serene and inviting ambiance. The plush carpet adds to the cozy atmosphere, while the integrated wardrobe provides ample storage space for your belongings.

There is a chic and simple home office space with room for a desk, chair, filing cabinets, and a wardrobe for extra storage.

The utility room with under-counter units, sink with chrome mixer tap, and worktop space. Plumbing for washing machine and tumble dryer, window to side, hanging clothes airer, dado panels, ladder towel radiator, and integral airing cupboard completes the ground floor accommodation.





The painted timber staircase, illuminated by a generous Velux window at the rear, welcomes you as you ascend from the ground floor accommodation to the spacious landing. This landing offers ample space for bookcases and chairs, creating a cozy reading nook or a quiet sitting area. From here, doors lead to two additional sizable and luxurious bedrooms.

The abundant natural light and well-designed layout make this landing a functional and inviting space that adds to the overall charm and comfort of the home.





This master bedroom boasts a dual aspect with windows to the front and rear of the house, providing picturesque views of the gardens and allowing ample natural light to fill the room. The room is complete with an integrated wardrobe for convenient clothes storage and plush deep pile carpet flooring, creating a peaceful haven to relax in.

The en-suite shower room with white speckle full-height wet wall, wall-hung vanity unit with drawer storage, ceramic wash hand basin with chrome mixer tap, LED illuminated mirror, chrome ladder towel radiator, large shower enclosure with sliding door, Velux window for natural light.

Bedroom 2 is a spacious double with a picture window, Velux window, and garden/woodland views. There is space for a king-sized bed, day bed, or dressing table. There is also an integral wardrobe with hanging and shelved storage.





The well-maintained garden grounds of the property can be accessed through a gated entrance and a large lock block driveway. The front garden is a sight to behold with its pristine appearance, featuring rolling lawns, neatly arranged flowerbeds, and mature ornamental shrubs and trees. Two charming patio areas, one at the front and one at the rear, provide perfect spots to enjoy the sunshine while taking in the panoramic views of the open countryside or forest.

The rear garden is securely accessible from both sides of the property, and there is a side garden with raised planters, specimen tree planting, and decorative gravel that leads to a raised decking area at the back of the house, along with another well-designed patio. For storage needs, there is a lockable block built store and a timber shed, offering ample space for amenities. The garden is also equipped with security lighting in strategic areas for added confidence, and tasteful outdoor mood lighting has been thoughtfully placed throughout the garden to create a fantastic ambiance. Other features of the garden include an oil storage tank and an outside tap for convenience.

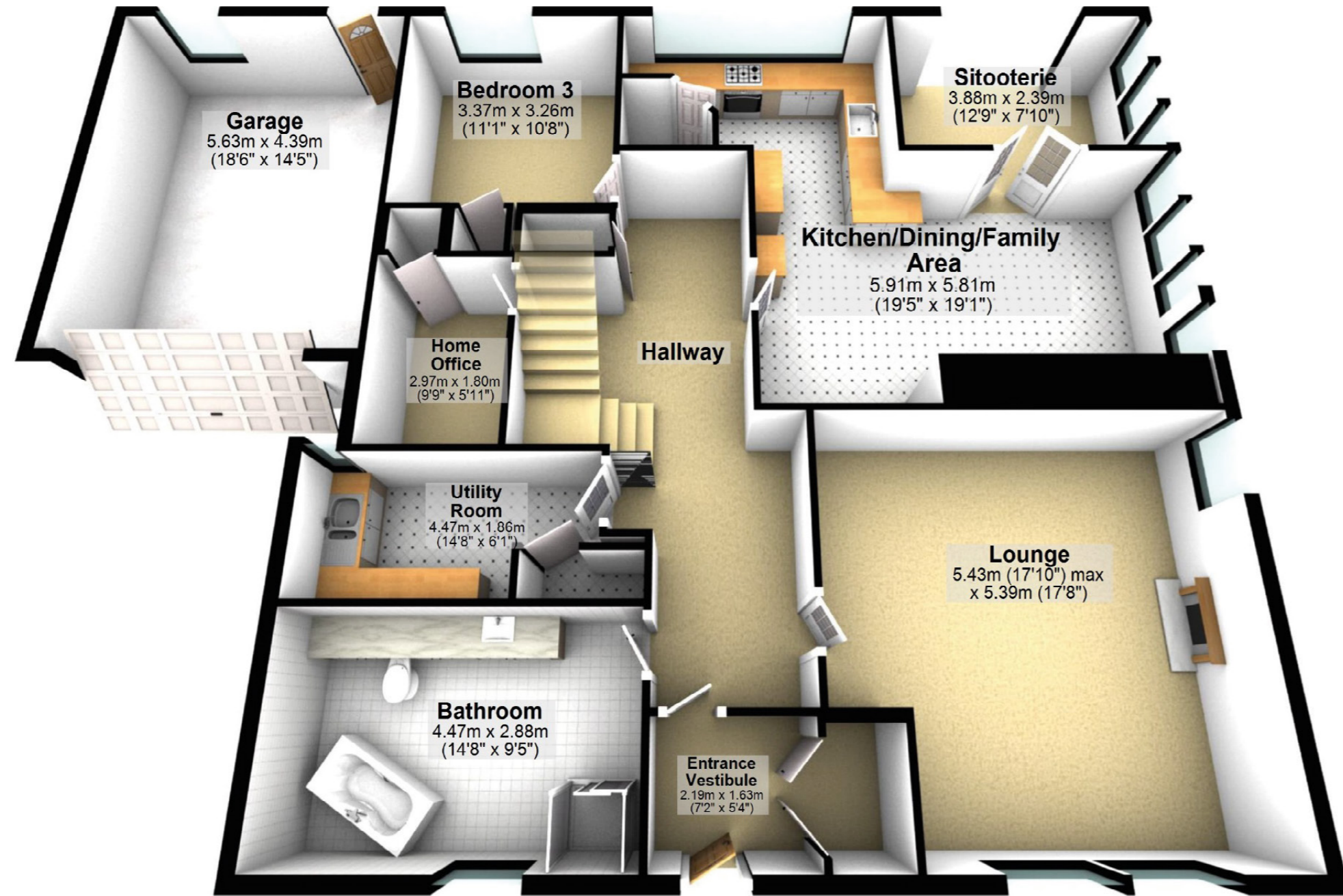
The property is connected to mains water and electricity, and the drainage is directed to a septic tank. Additionally, the property features solar PV panels, which come with a transferable RHI (Renewable Heat Incentive) payment that would provide a benefit to the new owner. The Hive Smart heating system allows for efficient control of the heating system, enabling optimal energy usage and comfort within the property.





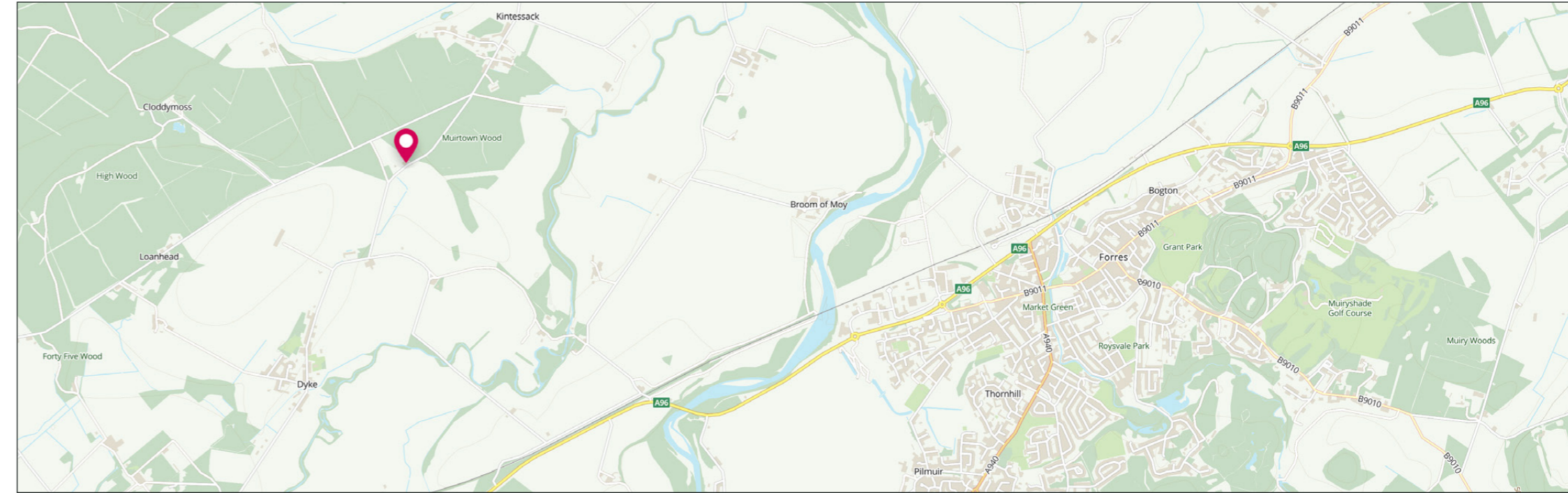
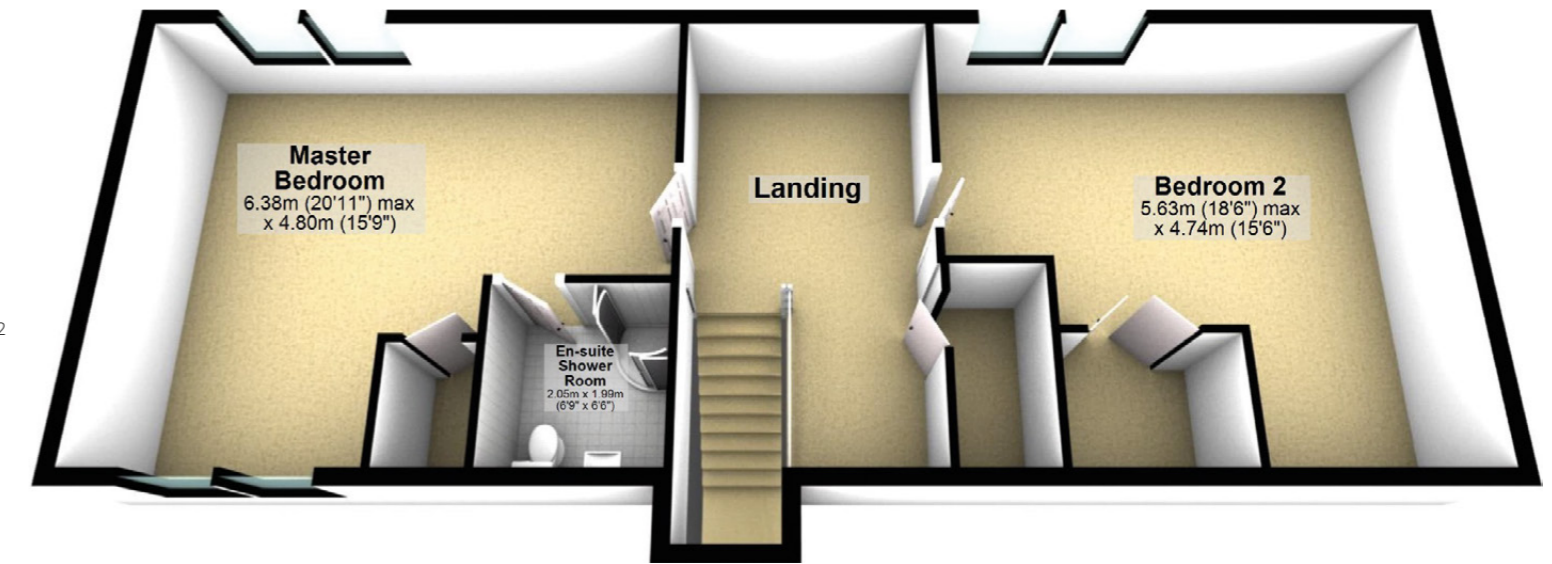






# The Details

Internal floor area (m<sup>2</sup>): 167m<sup>2</sup>  
EPC Rating: C





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